



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Case No.: _____ - _____ - _____

Project Name: _____

Project Location: 7722 E Gray Rd, Scottsdale, AZ 85260

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Industrial

Current Zoning: I-1 Proposed Zoning: n/a

Number of Buildings: 1 Parcel Size: 70,500 sqft

Gross Floor Area/Total Units: 40,569 Floor Area Ratio/Density: _____

Parking Required: 68 Parking Provided: 76

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

Cullum Homes, a quality home builder for the Scottsdale and Paradise Valley areas, has a need to expand their custom cabinet manufacturing capabilities to support their growth in the community.

Request a conditional use permit for cabinet and furniture manufacturing and finishing at 7722 E Gray Rd with Industrial Park I-1 zoning.

The existing building is currently being leased a number of tenets supporting operations from furniture warehousing to upholstery work. Cullum Custom Cabinets intends to occupy approximately 11,000 sqft of the first floor for cabinet and furniture manufacturing.

Items for Consideration:

1. There are no changes planned for the exterior of the building. All manufacturing will be conducted within the confines of the existing structure.

2. The site bordered on all sides by other I-1 facilities.

3. A dust collection system will be needed to support manufacturing processes. The dust collector will be completely located within the existing structure (shown on floorplan). No dust collector components will be outside of the building or visible from the exterior.

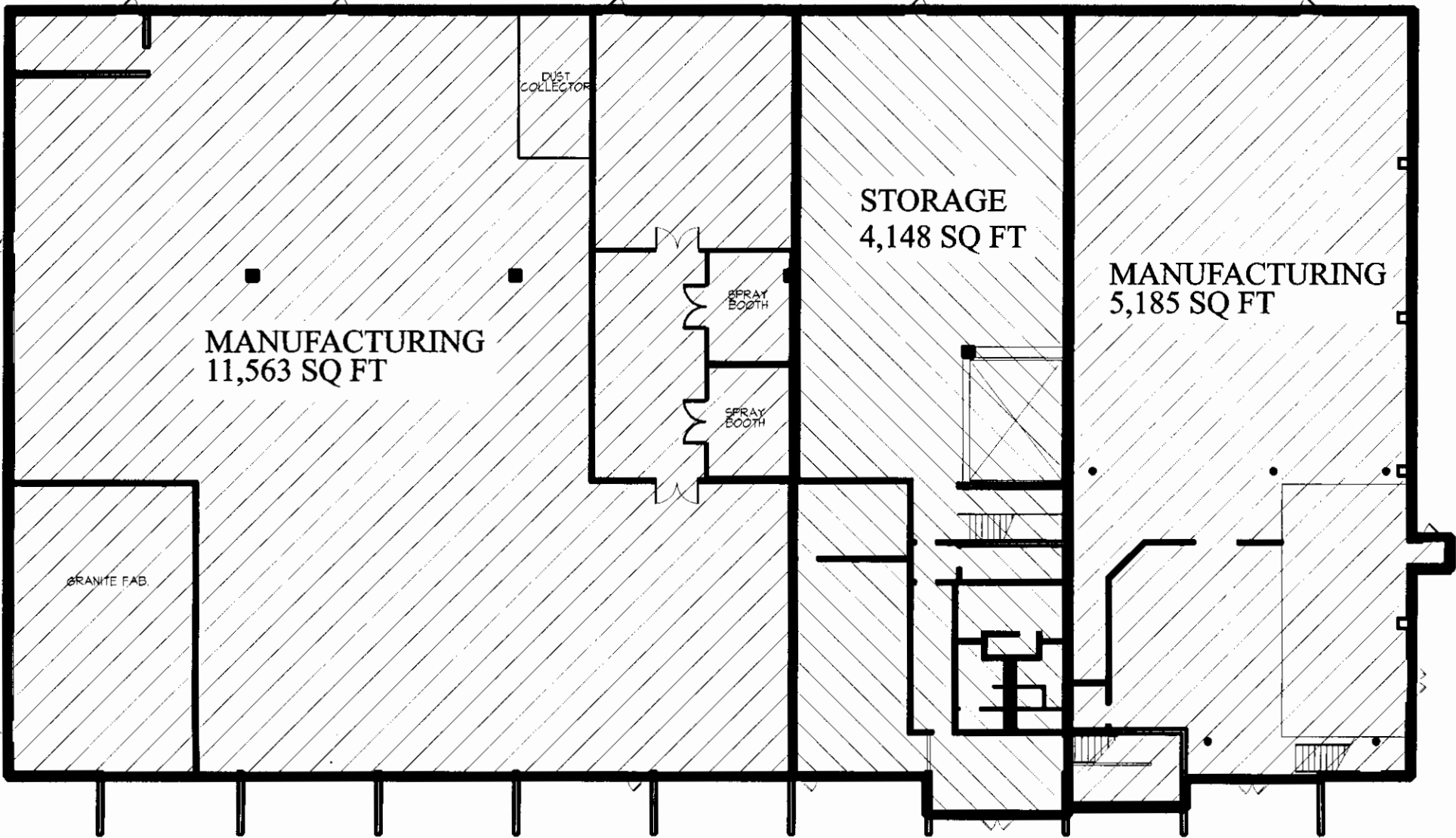
4 Two spray booths will be needed for the finishing process. They will have a combined footprint of approximately 500 sqft. Both units will be located within a prep and finish room of appx 1500 sqft (separate from the other operations within the building - shown on floorplan). The booths will contain filtration and ventilation systems, will be vented through the roof of the building, and will meet Scottsdale Fire Code.

5. The site would be a minor traffic generator (see Trip Generation Report). The streets already support I-1 traffic in the immediate vicinity.

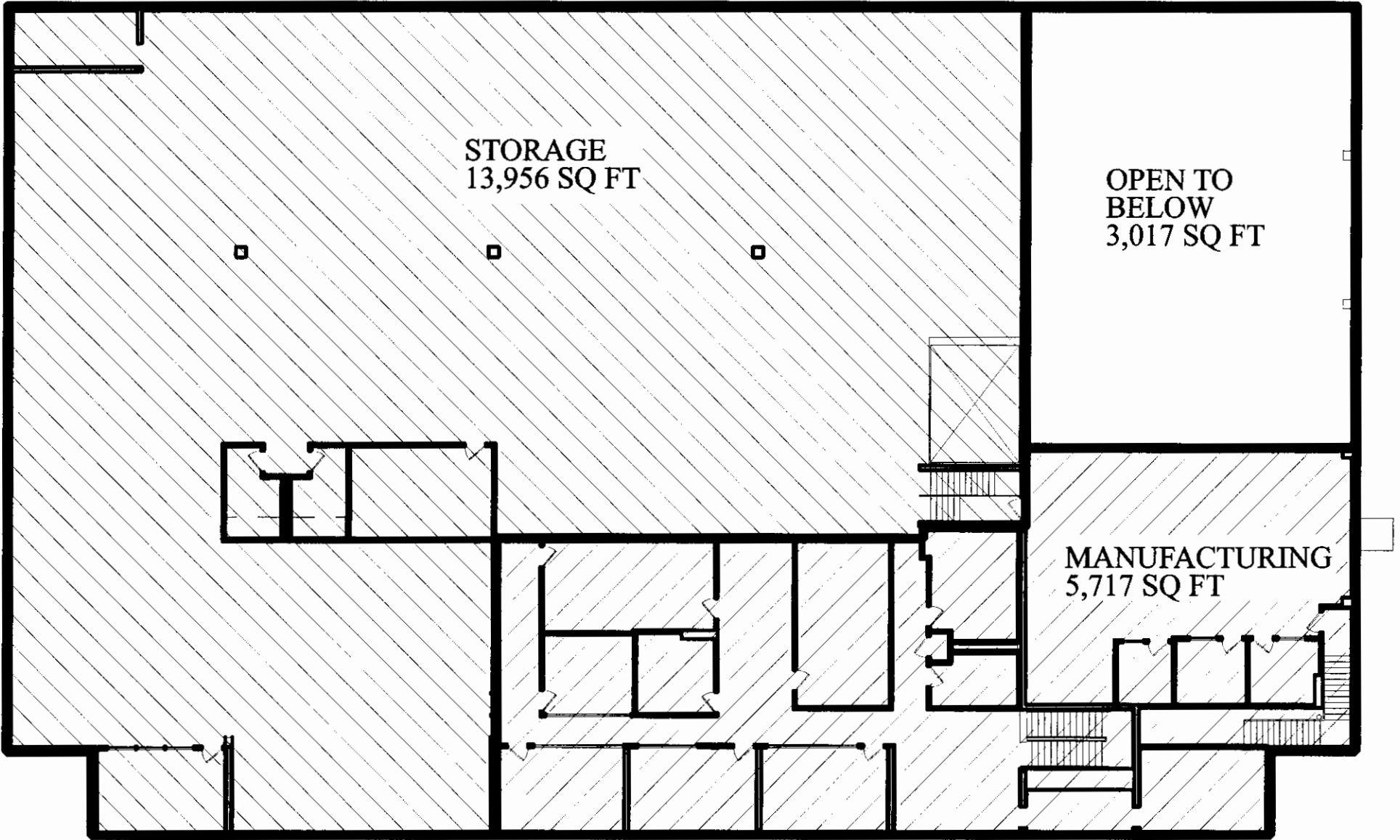
Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

OCCUPANCY GROUPS:	MANUFACTURING AND STORAGE	PARKING SPACE CALCULATION
MANUFACTURING AREA:	22,465 SQ FT	MANUFACTURING: 22,465 SQ FT / 500 = 45
STORAGE AREA:	18,104 SQ FT	STORAGE: 18,104 SQ FT / 800 = 23
TYPE OF CONSTRUCTION:	BLOCK	TOTAL PARKING SPACES REQD: 68
FLOOR AREA:	40,569 SQ FT	TOTAL PARKING SPACES AVAIL: 76
HEIGHT:	32 FT	
NUMBER OF STORIES:	2	
OCCUPANT LOAD:		



FIRST FLOOR PLAN



SECOND FLOOR PLAN